

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE DISTRICT OF DELAWARE**

In re:

MOM CA Investco LLC, *et al.*,<sup>1</sup>

Debtors.

Chapter 11

Case No. 25-10321 (BLS)

(Jointly Administered)

**AFFIDAVIT OF SERVICE**

I, Monica Balos, depose and say that I am employed by Stretto, the claims and noticing agent for the Debtors in the above-captioned cases.

On August 15, 2025, at my direction and under my supervision, employees of Stretto caused the following document to be served via overnight mail on the service list attached hereto as Exhibit A, and via electronic mail on the service list attached hereto as Exhibit B:

- **Notice of Agenda for Hearing on August 18, 2025 at 10:30 A.M. (ET) (Docket No. 764)**

In addition to the methods of service set forth herein, parties who have requested electronic notification of filings via the Bankruptcy Court's CM/ECF system were sent the above referenced document via electronic service.

Dated: August 19, 2025

State of Colorado )  
                      )  
                      ) SS.  
County of Arapahoe )

*Monica Balos*

Monica Balos

Subscribed and sworn before me this 19<sup>th</sup> day of August 2025 by Monica Balos.

*Danielle Harnden*  
(Notary's official signature)

DANIELLE HARNDEN  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20224038481  
MY COMMISSION EXPIRES 2026-10-04

<sup>1</sup> The Debtors in these chapter 11 proceedings, together with the last four digits of each Debtor's federal tax identification number, are: MOM CA Investco LLC [6263], MOM AS Investco LLC [6049], MOM BS Investco LLC [6180], Retreat at Laguna Villas, LLC [2046], Sunset Cove Villas, LLC [9178], Duplex at Sleepy Hollow, LLC [9237], Cliff Drive Properties DE, LLC [0893], 694 NCH Apartments, LLC [0318], Heisler Laguna, LLC [4709], Laguna Festival Center, LLC [4073], 891 Laguna Canyon Road, LLC [0647], 777 AT Laguna, LLC [8715], Laguna Art District Complex, LLC [8316], Tesoro Redlands DE, LLC [2764], Aryabhata Group LLC [7332], Hotel Laguna, LLC [9580], 4110 West 3rd Street DE, LLC [8641], 314 S. Harvard DE, LLC [2057], Laguna HI, LLC [6408], Laguna HW, LLC [9470], The Masters Building, LLC [6134], and 837 Park Avenue, LLC [3229]. The Debtors' headquarters are located at 520 Newport Center Drive, Suite 480, Newport Beach, CA 92660. For purposes of this representation, Hotel Laguna, LLC is represented solely by Potter Anderson & Corroon LLP and is not represented by Buchalter, A Professional Corporation.

## **Exhibit A**



## Exhibit A

Served Via Overnight Mail

Name	Attention	Address	City	State	Zip
Allen Matkins	Attn: Legal Dept	865 S Figueroa St Suite 2800	Los Angeles	CA	90017
Bpm LLP	Attn: Legal Dept	2001 N Main St Suite 360	Walnut Creek	CA	94596
CA Office of the Attorney General	Attn: Attorney General	PO Box 944255	Sacramento	CA	94244-2550
Cal Star Services	Attn: Legal Dept	PO Box 1172	Loma Linda	CA	92354
Camacho's Plumbing and Welding	Attn: Legal Dept	5590 W Mission Blvd	Ontario	CA	91762
Cantor Group IV LLC	Attn: Legal Dept	520 Newport Center Dr Suite 480	Newport Beach	CA	92660
Cantor Group V LLC	Attn: Legal Dept	520 Newport Center Dr Suite 480	Newport Beach	CA	92660
CGS3 Law	Attn: Dorothy Groza	12750 High Bluff Dr Suite 250	San Diego	CA	92130
Coastline Santa Monica Investments	Attn: Legal Dept	520 Newport Center Dr Suite 480	Newport Beach	CA	92660
D&D Wholesale	Attn: Legal Dept	777 Baldwin Park Blvd	City of Industry	CA	91746
DE Department of Justice	Attn: Attorney General	820 N French St Carvel State Office Building	Wilmington	DE	19801
DE Secretary of State	Delaware Division of Corporations	PO Box 5509	Binghamton	NY	13902
DE State Treasury	Attn: Legal Department	820 Silver Lake Blvd Suite 100	Dover	DE	19904
Fuscoe	Attn: Legal Dept	15535 Sand Canyon Ave	Irvine	CA	92618-3114
Internal Revenue Service (IRS)	Attn: Centralized Insolvency	1111 Constitution Ave NW	Washington	DC	20224
Internal Revenue Service (IRS)	Department of Treasury	PO Box 7346	Philadelphia	PA	19101-7346
Internal Revenue Service (IRS)	Department of Treasury	PO Box 9941 Stop 6552	Ogden	UT	84409-0941
International Marine Products Inc	Attn: Legal Dept	3020 E Washington Blvd	Los Angeles	CA	90023
Kendall Brill & Kelly LLP	Attn: Legal Dept	10100 Santa Monica Blvd Ste 2500	Los Angeles	CA	90067-4116
Liberty Landscaping Inc	Attn: Legal Dept	5212 El Rivino Rd	Riverside	CA	92509
My Laguna Stay Inc	Attn: Legal Dept	24351 Armada Dr	Dana Point	CA	92629
Newport Meat Company	Attn: Legal Dept	PO Box 19726	Irvine	CA	92623
Office of UST for District of DE	Attn: Malcolm M. Bates	844 King St Suite 2207 Lockbox #35	Wilmington	DE	19801
Office US Attorney District of DE	Attn: U.S. Attorney	1313 N Market St PO Box 2046	Wilmington	DE	19801
Pacific High Yield Fund 1 LLC	Attn: Legal Dept	1161 S Garfield Avenue #300	Alhambra	CA	91801-5432
Prenovost Normandin	Attn: Legal Dept	2122 N Broadway Suite 200	Santa Ana	CA	92706
ProLine Electrical Contractors Inc	Attn: Legal Dept	360 E 1st St #169	Tustin	CA	92780
Reece Bath & Kitchen	Attn: Legal Dept	PO Box 740039	Los Angeles	CA	90074-0039
Regal Court Reporting	Attn: Legal Dept	1551 N Tustin Ave #750	Santa Ana	CA	92705
Santa Monica Seafood Company	Attn: Legal Dept	18531 S Broadwick St	Rancho Dominguez	CA	90220
Securities & Exchange Commission	Attn: Regional Director	100 F St NE	Washington	DC	20549
Securities & Exchange Commission	Attn: Regional Director	100 Pearl St Suite 20-100	New York	NY	10004-2616
Securities & Exchange Commission	Attn: Regional Director	200 Vesey St Suite 400 NY Regional Office Brookfield Place	New York	NY	10281-1022
Smart Key Locksmith	Attn: Legal Dept	25211 Sunnymead Blvd Suite C-4	Moreno Valley	CA	92553
Southern California Grading	Attn: Legal Dept	16291 Construction Circle E Ste A	Irvine	CA	92606
Standard Air Mechanical Inc	Attn: Legal Dept	PO Box 5803	Norco	CA	92860
SureTech Insurance Company	Attn: Legal Dept	2103 City West Blvd Suite 1300	Houston	TX	77042
The Chef's Warehouse West Coast LLC	Attn: Legal Dept	PO Box 601154	Pasadena	CA	91189-1154

In re: MOM CA Investco LLC, et al..

Case No. 25-10321 (BLS)

1 of 2



## Exhibit A

Served Via Overnight Mail

Name	Attention	Address	City	State	Zip
Traker Development	Attn: Legal Dept	260 Newport Center Dr Suite 410	Newport Beach	CA	92660
Trend Systems Group	Attn: Legal Dept	2126 S Standard Ave	Santa Ana	CA	92708
US Foods	Attn: Legal Dept	File 6993	Los Angeles	CA	90074-6993
Vierergruppe Management Inc	Attn: Legal Dept	1932 E Deere Ave Suite 150	Santa Ana	CA	92705
Worldwide Produce	Attn: Legal Dept	PO Box 745159	Los Angeles	CA	90074-5159

## **Exhibit B**



## Exhibit B

Served Via Electronic Mail

Name	Attention 1	Attention 2	Email
A&S Accounting Solutions			audra@asaccountingsolutions.com
Allen Matkins Leck Gamble Mallory & Natsis LLP	Attn: Michael Farrell, Scott Leipzig, Tim Hsu, Stephanie Roberts, Gabriela Perez, and Matt Marino		mfarrell@allenmatkins.com mmarino@allenmatkins.com
Banc of California	c/o Pachulski Stang Ziehl & Jones LLP	Attn: James E. O'Neill, Edward A. Corma	joneill@pszjlaw.com ecorma@pszjlaw.com
Banc of California	c/o Pachulski Stang Ziehl & Jones LLP	Attn: Richard M. Pachulski, Ira D. Kharasch	rpachulski@pszjlaw.com ikharasch@pszjlaw.com
BPM LLP			mduggans@bpmpca.com
Cal Star Services			info@calstar.com
California Office of the Attorney General			bankruptcy@coag.gov
Camacho's Plumbing and Welding	Attn: Moises Camacho		jose@camachorepair.com
Cantor Group IV LLC	Attn: Deba Shyam		cantorgroupiv@gmail.com deba@continuumanalytics.com
Cantor Group V LLC			cantorgroupv@gmail.com
Coastline Santa Monica Investments LLC			coastlinesantamonica@outlook.com
D&D Wholesale			ddwholesaler@gmail.com
Delaware Department of Justice	Attn: Attorney General		attorney.general@state.de.us attorney.general@delaware.gov
Delaware Secretary of State	Delaware Division of Corporations		jennifer.noel@delaware.gov
Enterprise Bank and Trust	c/o Armstrong Teasdale LLP	Attn: David L. Going	dgoing@atllp.com
Enterprise Bank and Trust	c/o Armstrong Teasdale LLP	Attn: Eric M. Sutty	esutty@atllp.com
Fuscoe			ar-invoices@fuscoe.com
International Marine Products Inc.			order@intmarine.com
Kendall Brill & Kelly LLP			mender@kbkfirm.com
Liberty Landscaping, Inc.			office@libertylandscaping.com
Lone Oak Mortgage Fund, LLC	c/o Wolf, Rifkin, Shapiro, Schulman & Rabkin, LLP	Attn: Simon Aron, Esq.	saron@wrslawyers.com
Merritt Farms	c/o Wagner Jones Helser	Attn: Riley C. Walter, Ian J. Quinn	rwalter@wjhattorneys.com ribtecf@wjhattorneys.com iquinn@wjhattorneys.com
Mohammad Honarkar and 4G Wireless, Inc	c/o Polsinelli PC	Attn: Christopher A. Ward, Shanti M. Katona, and Stephen A. Smith	cward@polsinelli.com skatona@polsinelli.com sasmith@polsinelli.com
Mohammad Honarkar and 4G Wireless, Inc.	c/o Polsinelli PC	Attn: Elisa Hyder, Esq.	ehyder@polsinelli.com
My Laguna Stay Inc.			vacation@everydaylux.com
Newport Meat Company			tonys@newportmeat.com
Office of the United States Trustee for the District of Delaware	Attn: Malcolm M. Bates/Benjamin A. Hackman		ustpregion03.wl.ecf@usdoj.gov malcolm.m.bates@usdoj.gov benjamin.a.hackman@usdoj.gov
PMF CA REIT, LLC	c/o Lewis Brisbois Bisgaard & Smith LLP	Attn: Ann M. Kashishian	ann.kashishian@lewisbrisbois.com
PMF CA REIT, LLC	c/o Tullius Law Group	Attn: Jennifer R. Tulliu	jtullius@tulliuslaw.com
Preferred Bank	c/o Frandzel Robins Bloom & Csato LC	Attn: Michael J. Gomez, Gerrick Warrington	mgomez@frandzel.com gwarrington@frandzel.com

In re: MOM CA Investco LLC, et al..

Case No. 25-10321 (BLS)

1 of 2



**Exhibit B**  
Served Via Electronic Mail

Name	Attention 1	Attention 2	Email
Preferred Bank	c/o Gellert Seitz Busenkell & Brown LLC	Attn: Michael Busenkell	mbusenkell@gssblaw.com
Prenovost Normandin	Attn: Tom R. Normandin		tnormandin@pnbd.com
Pro-Line Electrical Contractors, Inc.			info@prolineelectrical.com
Reece Bath & Kitchen			ecomsupport@reece.com
Regal Court Reporting			info@regalcourtreporting.com
Santa Monica Seafood Company			orders@smseafood.com
Securities and Exchange Commission (SEC)	Attn: Regional Director		bankruptcynoticeschr@sec.gov nyrbankruptcy@sec.gov
Securities and Exchange Commission (SEC)	Attn: Regional Director		hardym@sec.gov
Smart Key Locksmith			smartkeylocksmiths@yahoo.com
Southern California Grading			estimating@socalgrading.com
Standard Air Mechanical, Inc.			felix96@live.com
SureTech Insurance Company			zoe.zuo@amwins.com
The Chef's Warehouse West Coast LLC			chef@chefswarehouse.com
The Picerne Group, Inc.	c/o Morris, Nichols, Arsh & Tunnell LLP	Attn: Robert J. Dehney, Avery Jue Meng	rdehney@morrisnichols.com ameng@morrisnichols.com
The Picerne Group, Inc.	c/o Paul Hastings LLP	Attn: Roger G. Schwartz, Douglass Barron, Ezra Sutton	rogerschwartz@paulhastings.com douglassbarron@paulhastings.com ezrasutton@paulhastings.com
Traker Development			jim_trammell@yahoo.com
Trend Systems Group			reice@trendsystes.net
US Foods, Inc.			tradeinvoices@usfoods.com
Vierergruppe Management Inc.			brian@vgruppemanagement.com
Wilshire Quinn Income Fund REIT, LLC	c/o Ghidotti Berger, LLP	Attn: Kelsey Luu	mbrooks@ghidottberger.com bknotifications@ghidottberger.com
Wilshire Quinn Income Fund, LLC	c/o Stern & Eisenberg, PC	Attn: Daire J. Pyle	de_foreclosure@sterneisenberg.com
Worldwide Produce			shawnb@wwproduce.com